

ZMOD 2004-0001
Loudoun Station Comprehensive Sign Plan -
Phase I

APPLICATION NAME & NUMBER	LAND USE/SIGN CATEGORY (or similar) (see Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	ADDITIONAL REQUIREMENTS
					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
(1) RESIDENTIAL/AGRICULTURE SIGNS														
	(c) Non PD-H Residential Communities – Entrance Signs		1/ vehicular entrance	40 SF			2	80 SF	5 FT	None	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising.
Loudoun Station - Phase I	Sign Type F3		1 total	41 SF			XX	74 SF	7' 7.5"	Backlight or White Light	5'	Ground Mounted	5' 2.5"	Materials compatible with architecture
no examples														
(3) COMMERCIAL/OFFICE SIGNS														
	(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments in PD-TC, PD-TT, PD- UC PD-TRC, PD-TREC, PD-MUB, PD- RV and PD-CV Districts	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
Loudoun Station - Phase I	Sign Type B1	840 SF	3 total	280 SF				352 SF	20' 6"	Backlight or White Light	10 FT	Freestanding	17' 3"	
	Sign Type B2	140 SF	5 total	28 SF				33 SF	9' 5"	Backlight or White Light	5 FT	Freestanding	8' 2"	
Previously approved Sign Plans/Packages below														
Lansdowne Village Greens - Phase 2 ZMOD 2008-0009	project entrance	60 sf	1	113 (includes background structure)	1.5				12 ft		5 ft	Freestanding	12 ft	
Lansdowne Village Greens ZMOD 2006-0004	project entry monument	113 SF	1	113 (includes background structure)	1.5				12 ft	external ground mount with shielded lenses	5 ft	Freestanding	12 ft	

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
Previously approved Sign Plans/Packages cont'd														
Arcola Center CSP ZMOD 2008-0007	Community ID Entrance Sign 1 (Arcola Boulevard and Evergreen Mills Road)	28 SF	1/vehicular entrance	28 SF	XX	XX	XX	320 SF	6'6"	Ground Mounted	Per Code	Freestanding	15FT	
Arcola Center CSP ZMOD 2008-0007	Community ID Entrance Sign 2 (Evergreen Mills Road)	28 SF	1/community entrance	28 SF	XX	XX	XX	165 SF	6'6"	Ground Mounted	Per Code	Freestanding	15 FT	
Arcola Center CSP ZMOD 2008-0007	Community ID Entrance Sign 3 (Along Unnamed Road A)	16 SF	Two signs per pier	4 SF	XX	XX	XX	24 SF	7'6"	Ground Mounted	Per Code	Freestanding	15 FT	
	(d) (PD-CC(CC)) Planned Development Community Center - Tenant Signs and Tenant Signs for Business in PD-TC, PD-TT, PD-UC, PD-TREC PD-TRC, PD-MUB, PD-RV, PD-CV Districts	2 SF/ linear foot of building frontage, not to exceed 60 sf	1/facade, no more than 3 signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
Loudoun Station - Phase I	Sign Type B3	81 SF	6 total	13.5 SF						none		Building Mounted	13'	
	Sign Type C1	1.5 SF/linear FT. of tenant lease frontage	6 / lease frontage	1.5 SF per linear FT. of tenant lease frontage						Backlight or white light		Building Mounted	not permitted above 1st story	
	Sign Type C1A	1.5 SF/linear FT. of tenant lease frontage per façade *	6 / lease frontage	1.5 SF per linear FT. of tenant lease frontage						Backlight or white light		Building Mounted	not permitted above 1st story	* - C1A may only be displayed on 2 facades. Total aggregate sign area may not be consolidated to one side of the building and must be distributed evenly between both facades.
	Sign Type C1-1	Max. 400 SF of total signage per building *	1 / tenant over 7,500 SF. 2 / façade not to exceed 4 total / building. If façade length < 250' - only 1 / façade allowed.	100 SF						Backlight or white light		Building Mounted	Roofline	* - 100 SF per business tenant greater than 7,500 SF floor area located in the same building. Sign area shall not be counted towards any other allowed signage for tenant. If multiple tenants of 7,500 SF or greater, each tenant permitted 1 sign, max. does not increase.

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
	Sign Type C1-2	1 SF / linear ft. of tenant's lease frontage	1 / tenant	1 SF / linear FT of tenant's lease frontage						Backlight or white light		Building Mounted	Assumed rooftop of 2nd floor, not to exceed 28'	Tenant may choose from either a sign band or a structure mounted sign. 3' for a single line copy, 4.5' for a double line of copy.
	Sign Type C2	0.4 SF / linear FT of lease frontage	1 / tenant	0.4 SF / linear FT of lease frontage						Backlight or white light		Building Mounted	not permitted above 1st story. Text 2' high max. Single line copy only.	C2 signage is temporary and will be removed after parkign structures associated with subsequent phases of development are constructed.
Previously approved Sign Plans/Packages below														
Lansdowne Village Greens Phase 2 ZMOD 2008-0009	office tenant	NA	4 signs max / front & rear elevations 1 sign max / side elevations max 10 signs	40 sf / sign								Building Mounted		
Lansdowne Village Greens Phase 2 ZMOD 2008-0009	in-line ground floor tenant	75 sf (except for awnings) 50 sf / awning	3 / business façade (includes bldg -mounted, glass graphics, awning, under canopy)	60 sf / sign (except awning)										
Lansdowne Village Greens ZMOD 2006-0004	Office Tenant	NA	1/ tenant , 2/ building elevation	40 sf						channel letters		Building Mounted		
Lansdowne Village Greens ZMOD 2006-0004	In-Line Anchor / Large Freestanding Retail (15,000 sf or larger)	295 sf	8/ building (max)	85 sf						channel letters		Building Mounted		
Lansdowne Village Greens ZMOD 2006-0004	In-Line Retail Center	75 sf (except for awnings)	any combination of signs	60 sf (except for awnings)						channel letters				1 primary building mounted graphics on glass blade sign & awning sign (10 % of awning area)
Lansdowne Village Greens ZMOD 2006-0004	Retail Center - Pad Site	200 sf	4 primary / tenant, 2 secondary / tenant	75 sf						channel letters				

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
(6) REAL ESTATE SIGNS														
	(a) Real Estate - Residential For Sale Sign	6 SF up to 10 acres	1	6 SF						None	5 FT	Freestanding	6 FT	
		12 SF more than 10 acres	2	6 SF										
Loudoun Station - Phase I	Sign Type G3	31 SF (single sided)	2 total	15.5 SF						None	XXX	Freestanding	5' 7"	
Previously approved Sign Plans/Packages below														
Lansdowne CSP ZMOD 2002-0004	Real Estate Signs	2.5 SF		2.5 sf						none			4 ft	
Lansdowne CSP ZMOD 2002-0004	Builder Lot Signs	4 sf		4 sf						none			5 ft	
Lansdowne CSP ZMOD 2002-0004	Residential Housekeeping - Small & Large	3 ft / small 12 ft / large								none			5 ft / 6 ft	
Potomac Green ZMOD 2006-0018	Primary Directional	6 SF	1	6 SF / side						None	5 FT	Pole Mounted	4 FT	Double-sided. No advertising
Potomac Green ZMOD 2006-0018	Model Identification	90 SF	15	6 SF						None	5 SF	Pole Mounted	4 FT	Located in vicinity of visitor center
Potomac Green ZMOD 2006-0018	Builder Lot Sign	350 SF	Max 100	3.5 SF						None	5 FT	Pole Mounted	4 FT	Located on lots. Identify lot & builder
Loudoun Valley Villages ZMOD 2006-0011	Model Collection Identification	70 SF	7	10 SF						None	5 FT	Pole Mounted	4 FT	
Loudoun Valley Villages ZMOD 2006-0011	Model Home Producte Name	52 SF	26	2 SF						None	5 FT	Pole Mounted	3 FT	
Loudoun Valley Villages ZMOD 2006-0011	Lot Availability Sign	600 SF	100	6 SF						None	5 FT	Pole Mounted	3 FT	Locations move as lots are sold
Loudoun Valley Villages ZMOD 2006-0011	Builder Information Signs	138 SF	6	23 SF						None	5 FT	Pole Mounted	8 FT	

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
	(c) Real Estate - Commercial For Sale Sign		1 (upon any lot of less than 10 acres); 2 upon any lot in excess of ten (10) acres.	20 SF						None	5 FT	Freestanding	6 FT	
Loudoun Station - Phase I	Sign Type G1	31 SF (single sided)	2 total	15.5 SF						None	XXX	Freestanding	5' 7"	
	Sign Type G2	31 SF (single sided)	2 total	15.5 SF						None	XXX	Freestanding	5' 7"	
	Sign type G4	31 SF (single sided)	2 total	15.5 SF						None	XXX	Freestanding	5' 7"	
Previously approved Sign Plans/Packages below														
Lansdowne Vill Greens Phase 2 ZMOD 2008-0009	Commercial Marketing Signs	90 sf	5	18 sf						none	5 ft	freestanding	7.5 ft	
Lansdowne Village Greens ZMOD 2006-0004	Commercial Marketing Signs	18 sf		18 sf						none	5 ft	freestanding	7.5 ft	
Arcola Center CSP ZMOD 2008-0007			Max. of 4 signs upon the shopping center property	20 SF						None	5 FT	Freestanding	6 FT	
East Gate Marketplace ZMOD 2006-0017	For Sale / Lease - Retail / Office Coming Soon	780 SF	1 / pad site - 13 Max	30 SF / side 60 SF total						None	5 FT	Freestanding	10 FT	2-sided
(7) MISCELLANEOUS SIGNS														
	(e) Informational Signs		1/use identifying locations such as restrooms, loading areas, etc.	2 SF						Backlight or White Light	5 FT	Freestanding	5 FT	Signs shall contain no advertising.
												Building Mounted		
Loudoun Station - Phase I	Sign Type B7	XXX	4 total	20 SF						Backlight or White Light	5 FT	Building Mounted	7' 10"	Signs shall contain no advertising.

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
Previously approved Sign Plans/Packages below														
Lansdowne Vill Greens Phase 2 ZMOD 2008-0009	Housekeeping - small	18 sf	6	3 sf						None		Freestanding	5 ft	
Lansdowne Vill Greens Phase 2 ZMOD 2008-0009	Housekeeping - large (remove once construction completed)	48 sf	4	12 sf						None		Freestanding	5 ft	graphics on one-side only
Lansdowne Village Greens ZMOD 2006-0004	Housekeeping Signs - small temporary	3 sf		3 sf						non-illuminated			5 ft	
Lansdowne Village Greens ZMOD 2006-0004	Housekeeping signs - large temporary	12 sf		12 sf						non-illuminated			6 ft	
East Gate Marketplace ZMOD 2006-0017	Tenant - Pad Site Directional			4 SF / side 8 SF total						None	5 FT	Ground Mounted	4 FT	Double-sided. No advertising
Potomac Green ZMOD 2006-0018	Directional Signs Primary	25 SF	Maximum - 4	6 SF / side						No Illumination	5 FT	Pole Mounted double-sided	4 FT	Throughout site where needed - no advertising
Potomac Green ZMOD 2006-0018	Builder Model Parking Directional	6 SF	2	3 SF						None	5 FT	Pole Mounted	2 FT	Visitor Center Parking Lot - No advertising
Potomac Green ZMOD 2006-0018	Visitor Parking	28 SF	Maximum - 11	2.5 SF						None	5 FT	Pole Mounted	4 FT	Single sided - no advertising
Loudoun Valley Villages ZMOD 2006-0011	Future Use Identification Signs	48 SF	4	12 SF						None	5 FT	Pole Mounted	7 FT	Locations shown on exhibit

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	(f) PD-SA, PD-TC, PD-TT, PD-UC, PD-TRC, PD-TREC, PD-MUB, PD-RV, and PD-CV Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One-side only; signs shall contain no advertising.
Loudoun Station - Phase I	Sign Type A1		3 total	138 SF					26 FT	Backlight or White Light	10 FT	freestanding	21' 10"	
<i>Previously approved Sign Plans/Packages below</i>														
Lansdowne CSP ZMOD 2002-0004	Conference Center Entrance Sign		2/vehicular entrance	40 sf						illuminated or none	5 ft		5 ft	
	(h) Directional Signs, On-Site			4 SF						Backlight or White Light	5 FT	Freestanding	3 FT	Signs shall be located only where there is a change in direction and shall contain no advertising.
Loudoun Station - Phase I	Sign Type B6		12 total	13.5 SF						none	0 FT	Freestanding	11' 1"	Signs shall be located only where there is a change in direction and shall contain no advertising.
<i>Previously approved Sign Plans/Packages below</i>														
Lansdowne Vill Greens Phase 2 ZMOD 2008-0009	Business Location	45 SF	1	45 sf						none	5 ft	Freestanding	8.5 ft	
Arcola Center CSP ZMOD 2008-0007	Pedestrian Directional Sign	40 SF	4 signs (max)	2.5 SF per blade, 4 blades per sign						None	per code	Freestanding	8' to the bottom of first blade sign, 12' max	
Arcola Center CSP ZMOD 2008-0007	Freestanding Directional Kiosk	100 SF	One 4-sided kiosk	25 SF per side						Backlight	per code	Ground Mounted	11'5"	

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Previously approved Sign Plans/Packages cont'd														
Arcola Center CSP ZMOD 2008-0007	Vehicular Directional Sign	108 SF	9 signs (max)	12 SF per side, double sided						None	per code	Freestanding	6 FT	
BPG Dulles Hotels ZMOD 2008-0001	Directional Sign 1 (Hilton Garden Inn Parking Area)	22 SF	2	11 SF (5.5 SF per side)						Not lit	per code	Freestanding	3 FT	Signs shall be located only where there is a change in direction and shall contain no advertising.
BPG Dulles Hotels ZMOD 2008-0001	Directional Sign 2 (Aloft Parking Area)	18 SF	2	9 SF (4.5 per side)						Not lit	per code	Freestanding	3 FT	Signs shall be located only where there is a change in direction and shall contain no advertising.
BPG Dulles Hotels ZMOD 2008-0001	Directional Signs	40 SF	4	11 SF (5.5 SF per side). 9 SF (4.5 per side)						Not lit	per code	Freestanding	3 FT	Signs shall be located only where there is a change in direction and shall contain no advertising.
Ashby Ponds Erickson Retirement Communities ZMOD 2007-0009	Entrance Sign Panel 1 CES-1	88SF	1	88SF				395 SF	9' 10"	Ground Mounted Uplights	per code	Ground Mounted	9' 10"	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Entrance Sign Panel 2 CES-1	8 SF	2	4 SF				401 SF	5' 0"	Ground Mounted Uplights	per code	Ground Mounted	5' 0"	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Entrance Sign ID-1	53 SF	1	53 SF				32 SF	6' 10"	Ground Mounted Uplights	per code	Ground Mounted	6' 10"	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical PD-1 and 2	72 SF	2	36 SF				20 SF	10 FT	None	per code	Ground Mounted	10 FT	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical S-1	200 SF	4	50 SF						None	per code	Pole Mounted	12' 0" to top of blade	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical T-1	45 SF	3	15 SF						None	per code	Pole Mounted	8' 6" to top of blade	Location as shown on exhibit

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					Bonus Multiplier	Max. Area of Any One Sign	(See Note 1)	Max. Area of Background Structure	Height of Background Structure					
Previously approved Sign Plans/Packages cont'd														
Ashby Ponds Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical T-2	190 SF	9	38 SF						None	per code	Pole Mounted	11' 0" to top of blade	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical T-3	50 SF	10	5 SF						None	per code	Pole Mounted	8' 6" to top of blade	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical T-4	36 SF	3	12 SF						None	per code	Pole Mounted	8' 2" to top of blade	Location as shown on exhibit
Ashby Ponds - Erickson Retirement Communities ZMOD 2007-0009	Directional Sign Typical i-1	3 SF	1	3 SF						None	per code	Pole Mounted	4' 0" to top of blade	Location as shown on exhibit